

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

MARCH 21, 2012

APPEAL #19256 - John F. Capobianco, variances 70-100.2.A, 70-101, and 70-202.2.C(1) to permit the maintenance of a fieldstone fence and stone pier encroaching within a required front yard setback and stormdrains directing runoff to a public right-of-way; S/side 78 Castle Ridge Rd., 702.52' W/of Mill Spring Rd., Manhasset, Sec. 3, Blk. 204, Lot 33, R-A District.

GRANTED IN PART

APPEAL #19257 - John & Olga Tsampas, variances 70-40.B and 70-100.2.A(2) to permit the maintenance of fencing and the construction of a second story addition within a required front yard setback; 99 Luquer Rd. between Aspen Gate and Leeds Dr., Port Washington, Sec. 5, Blk. F, Lot 946, R-B District.

GRANTED WITH CONDITIONS

APPEAL #19258 - Michael and Sharon Ajello, request for determination that the Plans Examiner erred in stating that 70-29D is not applicable or in the alternative variance 70-29.B to permit the maintenance of a two-story rear addition to a single family dwelling exceeding the permitted gross floor area; N/side 87 Murray Ave., 711.05' W/of Mackay Ave., Port Washington, Sec. 5, Blk. 54, Lot 322, R-A District.

RESERVED DECISION

APPEAL #19259 - Randolph Potneck, variance 70-100.1.B to permit the maintenance of a detached garage (an accessory structure) within a required buffer zone; N/side 97 Hampton Ave., 240' E/of Devon Rd., Albertson, Sec. 9, Blk. 102, Lot 53, R-C District.

GRANTED

APPEAL #19260 - Dennis Banks, variances 70-50.C & 70-101.B to permit the maintenance of a porch within a required front yard setback; N/side 35 Fifth St., 150 W/of Central Ave., Garden City Park, Sec. 9, Blk. 239, Lot 231, R-C District.

GRANTED

APPEAL #19261 - John & Patricia Giamarino, variances 70-51.A & 70-208.F to permit the maintenance of a gabled roof with insufficient aggregate side yard width and within a required side yard setback to a non-conforming single family dwelling; N/side 18 Bretton Rd., 246.88' W/of Seventh St., Garden City Park, Sec. 9, Blk. 548, Lot 16, R-C District.

GRANTED

APPEAL #19262 - James Dalgish, variance 70-100.2.A to permit the maintenance of fencing exceeding the permitted height; S/side 8 Garson Rd., 243.20' E/of Langdon Rd., Carle Place, Sec. 9, Blk. 597, Lot 19, R-B District.

DENIED

APPEAL #19263 - Maureen Benic, variances 70-41.A.1 and 70-100.2.H to permit the construction of additions and alterations exceeding the minimum aggregate side yard and installation of 2 A/C units exceeding the maximum decibel limit; W/side 16 Titus Ave., 240' S/of Twelfth St., Carle Place, Sec. 10, Blk. 268, Lot 13, R-B District.

CONTINUED

APPEAL #19255 – Charles Lobell, conditional use 70-126 to permit the conversion of an existing retail store to a restaurant; N/E/cor 2345 Jericho Tpke. & Nassau Blvd., Garden City Park, Sec.9, Blk. 536, Lot 58, B-A District.

GRANTED WITH CONDITIONS

ADJOURNED CASES

APPEAL #19231 - Marcy Z. Beyzavi, variance 70-28, 70-32, to permit erection of a one-story addition to a one-family dwelling exceeding the permitted lot coverage and within the required rear yard setback; W/side 9 Sugar Maple Dr., 145.56' N/of Green Dr., Roslyn, Sec. 9, Blk. 638, Lot 5, R-A District. (1-25-12)

DENIED

RESERVED CASES

APPEAL #19243 - 1355 Northern Associates, LLC, variances NY State Town Law 280-a, 70-41.C, 70-103, 70-133, 70-203G and 70-203.T(2)b to permit the conversion of an existing Parish building to office use and the construction of a bank with drive-thru facilities within required side yard setbacks and with insufficient parking and screening depth; N/E/C 1355 Northern Blvd. & Plandome Rd., Manhasset, Sec. 3, Blk. 83, Lot 13, R-B / B-A / P Districts. (2-15-12) (3-7-12)

GRANTED WITH CONDITIONS

CONTINUED CASES

APPEAL #18636.A – Howard Development, variance 70-132.A to permit the maintenance of an accessory structure (electrical transformer) within the front yard setback; S/W cor. 164 Northern Blvd. & Jayson Ave., Great Neck, Sec. 2, Blk. 71, Lots 1-10 B-A District (amendment to variance originally approved August 12, 2009). (1-11-12)

GRANTED WITH CONDITIONS

APPEAL #19206 – Chipotle/CB Richard Ellis, variance 70-196.J(1) F & I , to permit the erection of a wall sign exceeding the permitted height & not uniform in appearance with existing signs in the shopping center; W/side 235 New Hyde Park Rd., 500' N/of Marcus Ave., New Hyde Park, Sec. 8, Blk. G, Lot 160, I-B District. (12-14-2011)

GRANTED

APPEAL #19250 - RMB Drafting Services, Inc., variances 70-138 and 70-208.F, to permit the maintenance of a second story addition and construction of a new second floor addition to a non-conforming single-family dwelling within a business zone, not a permitted use; E/side 38 Saint Marks Pl., 151.42' S/of Garden St., Roslyn Heights, Sec. 7, Blk. H, Lot 32, B-B District. (3-7-12)

DENIED